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363(f) dated June 20, 2023 ("Motion to Sell"), with respect to the real property located at 186 West St., White Plains, NY 10605 (the "Property"), and based on the reasoning as stated at the hearing on December 12, 2023, it is hereby

**ORDERED**, the Debtor's Motion to Sell with respect to the Property located at 186 West St., White Plains, NY 10605, is DENIED.

Dated: December 27, 2023

/s/ Sean H. Lane
United States Bankruptcy Judge

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